

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, April 17, 2014 at 6:30 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

Case:	Z03-050.3	Site Plan Amendment
Applicant:	Laidlaw Properties, LLC	
Address:	136-138 Oakland Avenue & 66 Laidlaw Avenue	
Attorney:	Charles J. Harrington, III, Esq.	
Block:	702	Lots: T.1 & V
Zone:	R-1 One and Two Family Housing District	
For:	Amendment to Final Site Plan Approval to include a 2,000 sq ft roof deck. (Prior Amended Final Approval granted 12/11/07 for expansion of a former 3-story industrial building by 3 additional stories and conversion to 95 residential units and 103 on-site parking spaces and 2/19/12 to eliminate the saw tooth windows and chimney stack)	

7.

Case:	Z13-003	
Applicant:	Alan Cancro	
Address:	377-383 Fourth Street	
Attorney:	Rita McKenna	
Block:	11002	Lot: 2,3,4 &5
Zone:	R-1 One and Two Family Housing District	
For:	Construction of a 5 story, 20 unit building with 7, on-site parking spaces (6 are tandem)	
“d” Variance:	Use, Height	
“c” Variance:	Tandem Parking Spaces, Maximum building coverage, Maximum lot coverage, Minimum rear yard setback, Minimum lot depth	
	Carried from the March 15, 2014 hearing	

8.

Case:	Z14-008	
Applicant:	Michael Case	
Address:	300 5 th Street	
Attorney:	Nicholas J. Cherami, Esq	
Block:	11212	Lot: 6
Zone:	Harsimus Cove Historic District	
For:	Construction of a 3-story rear northeast corner addition to a single family house on an undersized lot	
“c” Variance:	Rear yard setback	

9.

Case:	Z14-002	Preliminary/Final Major Site Plan
Applicant:	Ratan Jersey City, LLC	
Address:	707 Tonnele Avenue	
Attorney:	Robert Verdibello, Esq	
Block:	1101	Lot: 10
Zone:	HC – Highway Commercial District	
For:	Construction of a 7-story hotel with 75 onsite parking spaces	
“d” Variance:	Height	
“c” Variance:	Parking	

10.

Case:	Z13-037	Preliminary/Final Major Site Plan
Applicant:	Miramat, LLC	
Address:	3540-8 J.F. Kennedy Boulevard	
Attorney:	Charles J. Harrington, III, Esq	
Block:	1405	Lot: 33-35
Zone:	R-1 One and Two Family Housing District	
For:	Expansion of a single story medical surgical office, on a single lot, to a three story surgical center, on three merged lots with 12 onsite parking spaces. This includes the demolition of 2, 2-family houses on lots 32, 34, and 35	
“d” Variance:	Use, Height	
“c” Variance:	Tandem parking, Signage	

11. MEMORIALIZATION OF RESOLUTIONS

12. Executive Session, as needed, to discuss litigation, personnel, or other matters.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON